Secrets. II-27—100,000—21-5-48.

Development (1948) Department

MS. SERIES.

G.O. No. 6020

Dated 7-12-48

[Despatch Abstract.]

Committees - Provincial Housing Committee - Recommendations - Orders passed.

GOVERNMENT OF MADRAS.
Abstract.

Committees - Provincial Housing Committee - Recommendations - Orders passed.

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DEVELOPMENT DEPARTMENT.

G.O. Ms. No. 6020. Dated the 7th December 1948.

Read:-

Letter from the Registrar of Co-operative Societies, R.C.M.61/48/Z-II. dated 29.1.1948.
Letter from the Registrar of Co-operative Societies, R.C.M.61-48-Z.II. dated 11.2.1948.
Letter from the Registrar of Co-operative Societies, R.C. 61-48-Z.II. dated 18.3.1948.

Order:-

Recorded.

2. Recommendations 1 and 2:- The Government agree with these views.

3. Recommendations 5 and 42:- The Government accept the views of the Registrar of Co-operative Societies that no action is necessary on these recommendations.

4. Recommendation 43:- The Registrar of Co-operative Societies has suggested the following safeguards for the grant of loans for house building on lease-hold properties:-

(i) the term of the lease must be such that it will expire not less than 10 years after the period of the loan sanctioned expire

(ii) the lease should provide a condition that there is no objection to the lessee putting up houses on such leasehold lands. It should also provide for the payment of adequate compensation to the lessee for the improvements effected to the property including houses constructed, etc. when the lessor takes back the land.

(iii) the maximum borrowing power of the member who constructs houses on leasehold properties should be restricted to 4 times the paid up share capital instead of 5 times as in the case of other lands.

The Government accept the recommendation subject to the safeguards suggested by the Registrar of Co-operative Societies. The Registrar of Co-operative Societies is requested to submit necessary amendments to the rules governing the grant of loans to building societies.

5. Recommendation 44:- Government have already appointed special land acquisition staff for work connected with housing schemes -- see G.O. Nos. 5678, Development, dated 9.12.1947 and 5877 Development, dated 19.12.1947.

6. Recommendation 45:- The Government have already examined the question of amending Section 17 of the Land Acquisition Act and have decided that there is no need to amend the Act -- see G.O. No. 4988, Development, dated 29.10.1947.

7. Recommendations 55 and 74:- The transport position at each cement factory is reviewed and necessary remedial measures are taken as and when necessary. The Government do not consider any further action necessary on these recommendations.

8. Recommendations 62 and 67:- The General Manager, M.&.S. M. Railway has reported that the transport difficulties which have arisen as a result of the conditions created by the War will disappear shortly and that the Rail Transport required for the movement of tiles and timber will be available without great difficulties in a reasonably short time. The Government do not therefore accept these recommendations.

9. Recommendations 109 and 111:- The Government generally agree with the views underlying these recommendations.

10. Recommendation 110:- The Government accept the views of the Registrar of Co-operative Societies that facilities such as preferential treatment in the supply of building materials, grant of state loans, etc. need not be extended to corporate bodies other than co-operative societies. As regards acquisition of site required by private companies for construction of houses under the Land Acquisition Act, the question will be considered on the merit of each case, if any private company wants such facilities.

11. Recommendation 125:- The Registrar considers that the existing credit limit of 5 times the paid up share capital under which a member can get loans upto Rs. 15,000/- from a Co-operative House Building Society may continue for the present. The Government accept the Registrar's views.

12. Recommendation 126:- Separate orders will be issued.

(By Order of His Excellency the Governor).

C.V. Narasimhan,
Deputy Secretary to Government.

To
The Registrar of Co-operative Societies, Madras.
The Board of Revenue, Madras.
Copy to the Public Works Department.

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*The Report of the Housing Committee was published separately and it is not copied for Andhra and Mysore State.

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/True copy/

for Superintendent,
Madras Record Office.

k.y.s. 1.8.